

## ATTACHMENT 1: SUMMARY OF AR-1 (Agricultural Rural 1) ZONING CLASSIFICATION

**Uses:** The district, as amended, will provide for uses in five classifications.

**Agricultural uses** (including particular uses in the following categories: agriculture, horticulture, animal husbandry, agricultural support services, animal services)

**Residential uses** (including single family dwelling, accessory dwelling, caretaker's residence, guest house, home occupation, tenant dwelling, co-housing, convent or monastery, seasonal labor dormitory, rooming house, portable dwelling/construction trailer)

**Public and institutional uses** (including particular uses in the following categories: aviation, day care facilities, cultural and government facilities, education, park and open space, public safety, religious assembly, utility uses) *The Planning Commission recommends adding private clubs to the special exception use list.*

**Commercial uses** (including particular uses in the following categories: conference and training centers, food and beverage, office, recreation & entertainment, retail sales and service uses, visitor accommodation)

**Industrial uses** (including particular uses in the following categories: telecommunication, waste-related uses)

**Development Options:** The district, as amended, will provide three development options.

**Base Density Option.** 20 acre minimum lot size; 175 foot minimum lot width; minimum yard of 25 feet to 100 feet depending on property line or type of road; 8% maximum lot coverage; 35 foot maximum building height, excluding agricultural structures; onsite water and sewage disposal. *The Planning Commission recommends that the maximum lot coverage be increased to 11%.*

**Principal/Subordinate Subdivision Option.** Under this option, the maximum lot yield is calculated based on the gross acreage of an originating tract. Each time a subordinate lot is created, it is subtracted from the lot yield to establish the number of lots that may be created on the remaining portion of the originating tract. Maximum lot yield of one lot per 10 acres based on the size of the original tract to be subdivided; minimum originating tract size of 20 acres for this subdivision option; 80,000 square foot minimum lot size; At least one lot 15 acres or greater in size; 175 foot minimum lot width; 3 to 1 maximum length/width ratio; minimum yard of 25 feet to 100 feet depending on property line or type of road; 15% maximum lot coverage; 35 foot maximum building height, excluding agricultural structures; onsite water and sewage disposal.

**Cluster Subdivision Option.** 5 to 25 clustered lots may be created along with common open space and at least one lot 15 acres or greater in size; minimum tract size of 20 acres for this subdivision option; maximum lot yield of one lot per 10 acres based on gross acreage of tract; 40,000 square foot minimum cluster lot size; 4 acre maximum cluster lot size; 175 foot minimum lot width; 3 to 1 maximum length/width ratio; 100 foot perimeter setback; minimum yard of 25 feet to 100 feet depending on property line or type of road; 15% maximum cluster lot coverage; 35 foot maximum building height, excluding agricultural structures; onsite or communal water and sewage disposal.

*For the Cluster Subdivision Option, the Planning Commission recommends that minimum lot size be reduced based upon the type of water and wastewater provided to the individual lot. Lots served by on-site systems may be a minimum of 40,000 square feet; lots served by on site well and off site waste water may be a minimum of 20,000 square feet; and lots served by communal systems would have no minimum lot size requirement. In addition, the Planning Commission recommends no limitations on the numbers of lots within a cluster.*

Please refer to the full text of the AR-1 regulations for more detail.